MARVINS
ESTATE AGENTS

ISLANDWIDE SALES · ESTD 1868 · MARVINS.CO.UK

# Raleigh House Medina Gardens, Cowes, PO31 7AZ

## Price £395,000

Nestled in the heart of Cowes, Medina Gardens presents an exceptional opportunity to acquire a spacious four-bedroom top floor apartment, ideal for those seeking a comfortable living space. This property boasts a central location, ensuring that all local amenities are just a stone's throw away. Residents will appreciate the convenience of nearby facilities, including the high-speed passenger ferry service, which offers easy access to the mainland.

This home enjoys a Juliet balcony with stunning Solent views over Cowes.

The flat is designed for modern living, featuring electric heating and double glazing, which provide both warmth and energy efficiency throughout the year. The contemporary kitchen is a standout feature, equipped with integrated appliances that cater to all your culinary needs, making it perfect for both casual dining and entertaining guests.

With its prime location and modern conveniences, this flat in Medina Gardens is not just a home; it is a lifestyle choice that offers comfort and accessibility in one of Cowes' most sought-after areas. Whether you are looking for a full time home or lock up and go base. Parking for two cars and offered chain free.


### Cowes Office

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

Communal Entrance Hall

Stairs and lift to 3rd floor and Door to No 7.

## Spacious Entrance Hall
Large built in storage cupboard. Built in linen cupboard. Electric radiator. Drop down stairs to loft space. Double doors to:

## Lounge/Diner
24'11" x 14'4" max in to bay (7.59m x 4.37m max in to bay)
Double aspect room with French Doors to Juliet balcony. Fine Solent and harbour views. Electric radiator. Mock fireplace and log effect electric fire. Three wall light points. Telephone and television points.

## Kitchen
8'11" x 9'11" (2.72m x 3.02m)
Range of modern floor and wall cupboards with bevel edged work tops over. Stainless steel sink unit with mixer tap. Integrated dishwasher and washing machine. Built in electric cooker and microwave. American style fridge freezer. Ceramic electric hob and stainless steel extractor canopy.

## Bedroom One
11'6" x 14'10" (3.51m x 4.52m)
Double aspect room. Double glazed window. Further Solent and harbour views. Electric convector heater.

## En-suite Shower Room
Shower cubicle with sliding doors. Vanity wash basin and low level WC with concealed cistern. Towel rail/radiator. Dimplex wall heater.

## Bedroom Two
9'5" x 9'9" (2.87m x 2.97m)
Double glazed window. Electric convector heater.

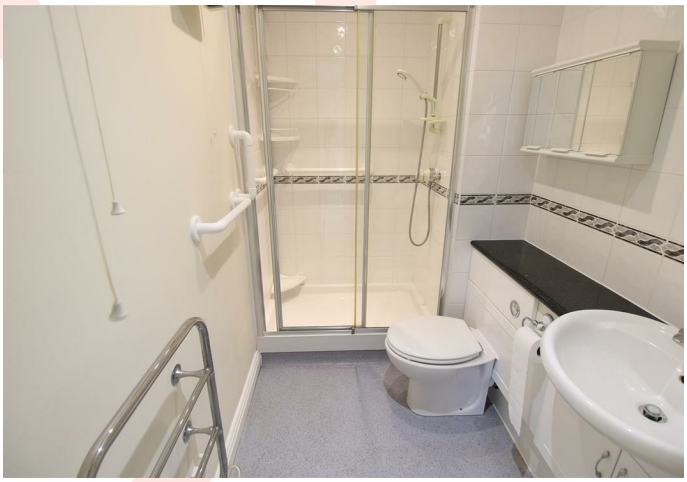
## Bedroom Three
12'5" in to bay x 7' (3.78m in to bay x 2.13m)
Low level double glazed bay window. Some Solent views.

## Bedroom Four
9'9 x 8' (2.97m x 2.44m)
Low level double glazed window. Electric heater.

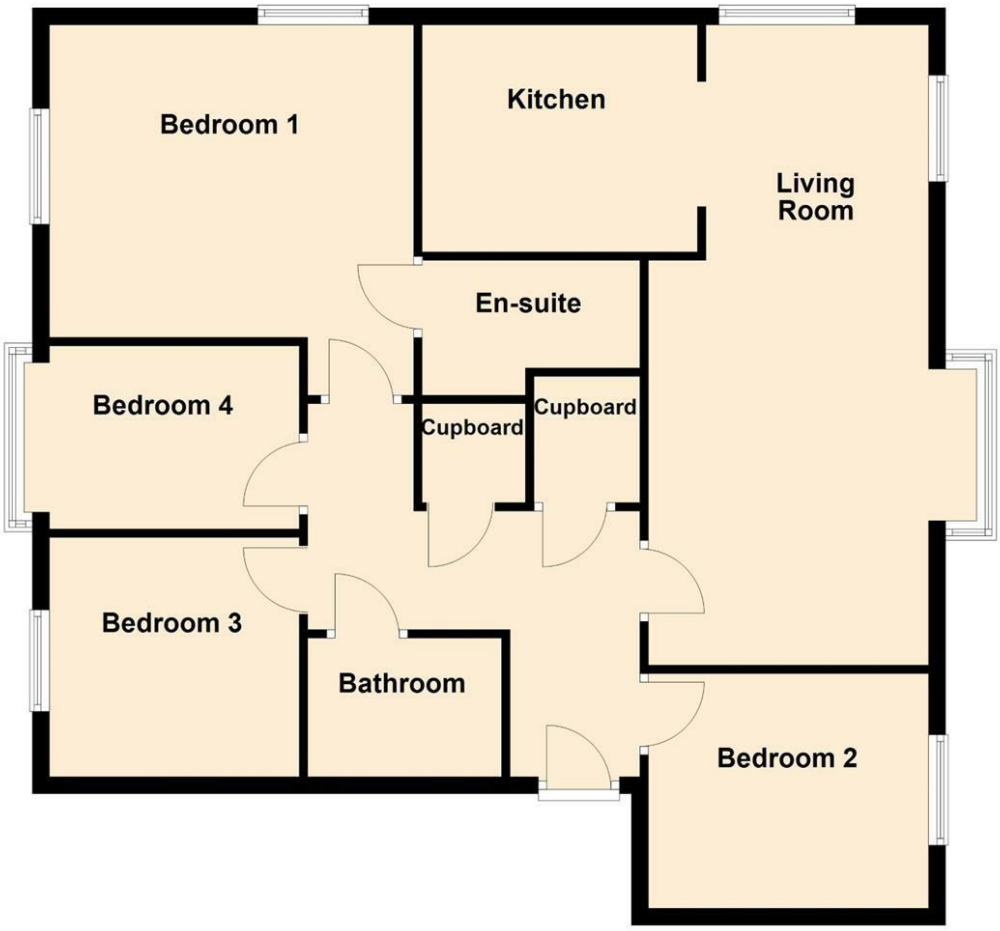
## Bathroom
Panelled spa bath with mixer tap and shower attachment over. Vanity wash basin. Cupboard storage below. Low level WC with concealed cistern. Towel rail/radiator. Dimplex wall heater.

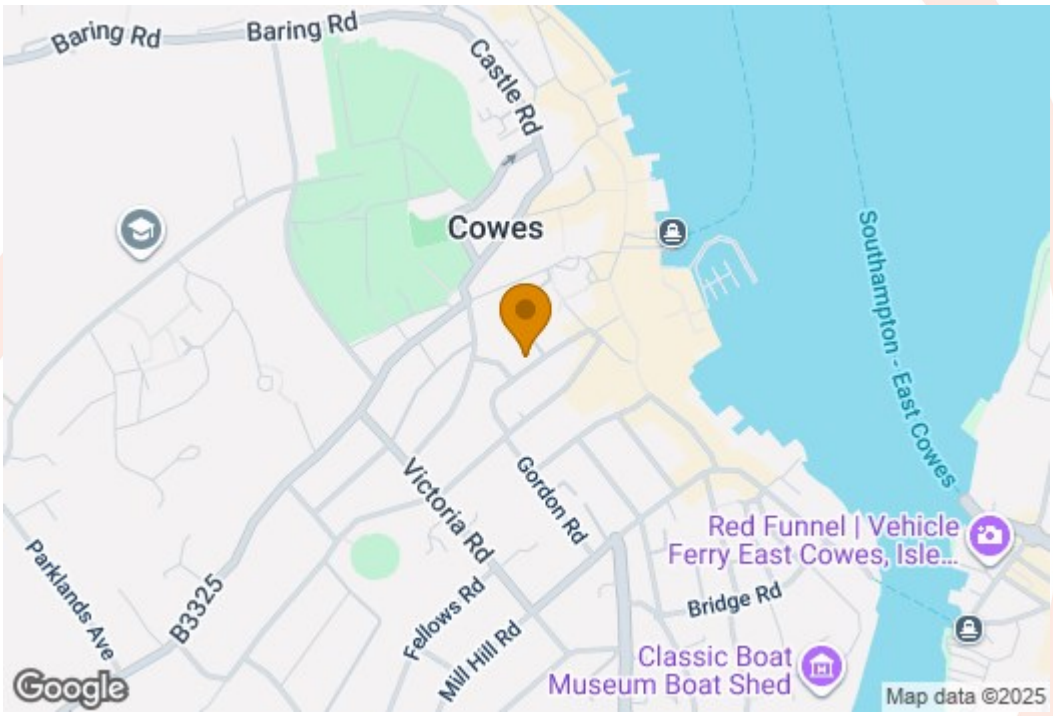
## Outside
Parking for two vehicles. Communal garden area laid to lawn.

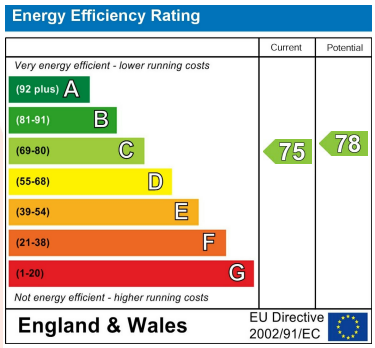
## Tenure
Leasehold with share of Freehold. Current maintenance £1750 pa. Paid in 2 payments of £875 in March and September.
Council Tax Band F.

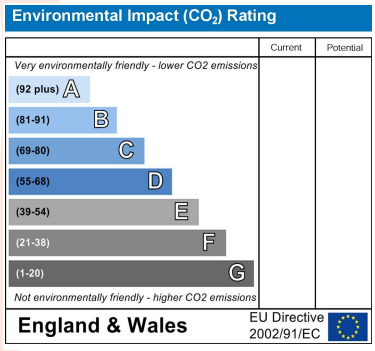


## Floor Plan




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK